

TO LET



GROUND FLOOR UNITS Sizes 1895 sq ft - 5595 sq ft 25/29 ALCESTER ROAD SOUTH, KINGS HEATH, B14 7JQ



LOCATION

The premises are situated within the heart of the popular Birmingham suburb of Kings Heath. The property is close to the junction with Drayton Road and occupiers including **Sainsburys, Coffee#1, Halifax, Boots Opticians, Lloyds Bank** etc.

ACCOMMODATION

The Landlords are proposing to sub-divide this large ground floor property to create two retail units, subject to receipt of planning consent.

The premises will have shared rear access facilities approached via Drayton Road.

Approximate proposed internal dimensions and areas are detailed below:

GROUND FLOOR

Unit 1

INTERNAL WIDTH	30' 7"	9.3 m
GROSS FLOOR AREA	3700 sq ft	344 sq m

Unit 2

INTERNAL WIDTH (average)	16' 0"	4.9 m
GROSS FLOOR AREA	1895 sq ft	176 sq m

LEASE

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

Unit 1 **£40,000 pa (exclusive of rates).**

Unit 2 **£25,000 pa (exclusive of rates)**

RATING ASSESSMENT

The premises will need to be re-assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

The existing property has a rating of 48 (Band B). A copy of the certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

By arrangement with AMT Commercial on 01527 821 111
Or Creative Retail 0121 400 0407

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